



Cottonwood Heights

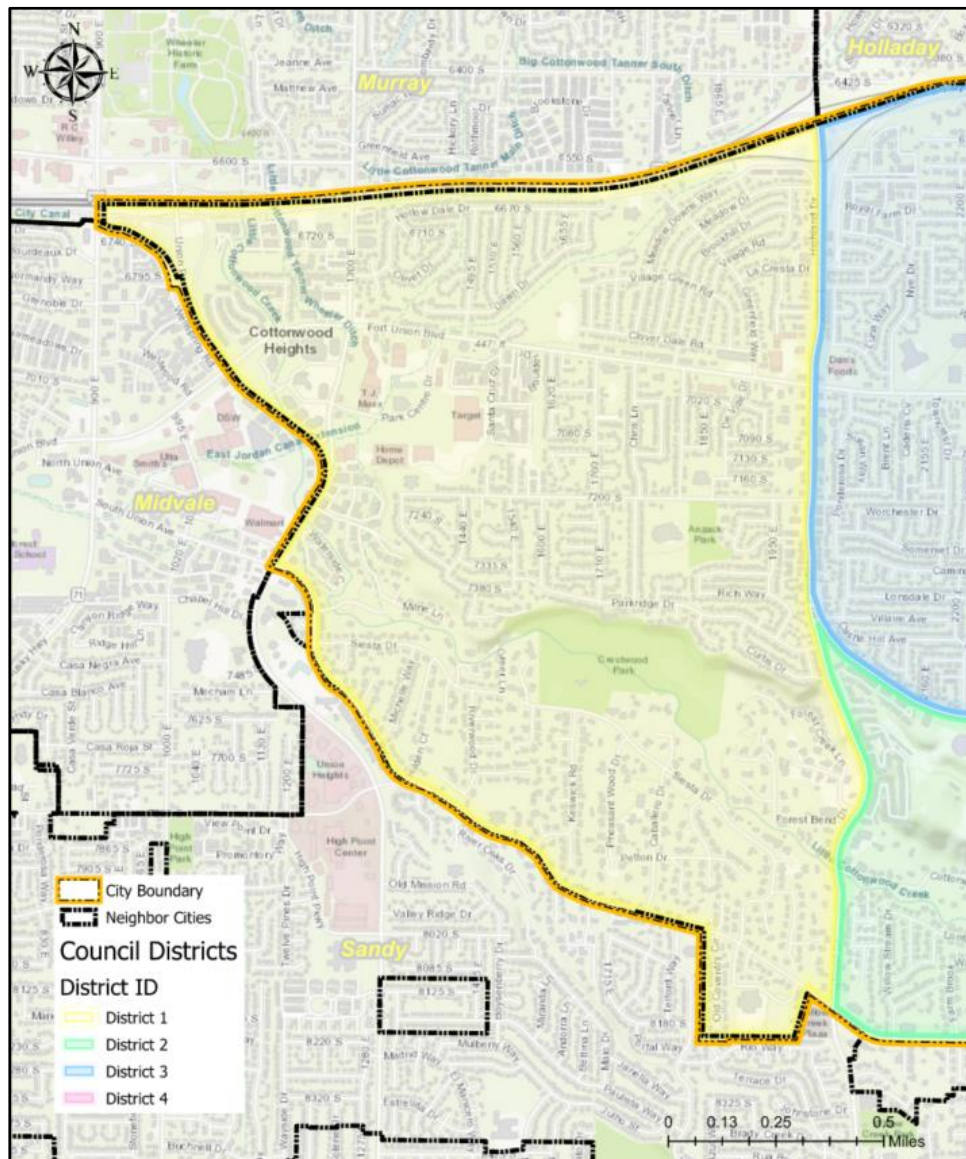
Community & Economic Development Department

Major Development Activity Report December 2021

View the Interactive Map [here](#).

District One

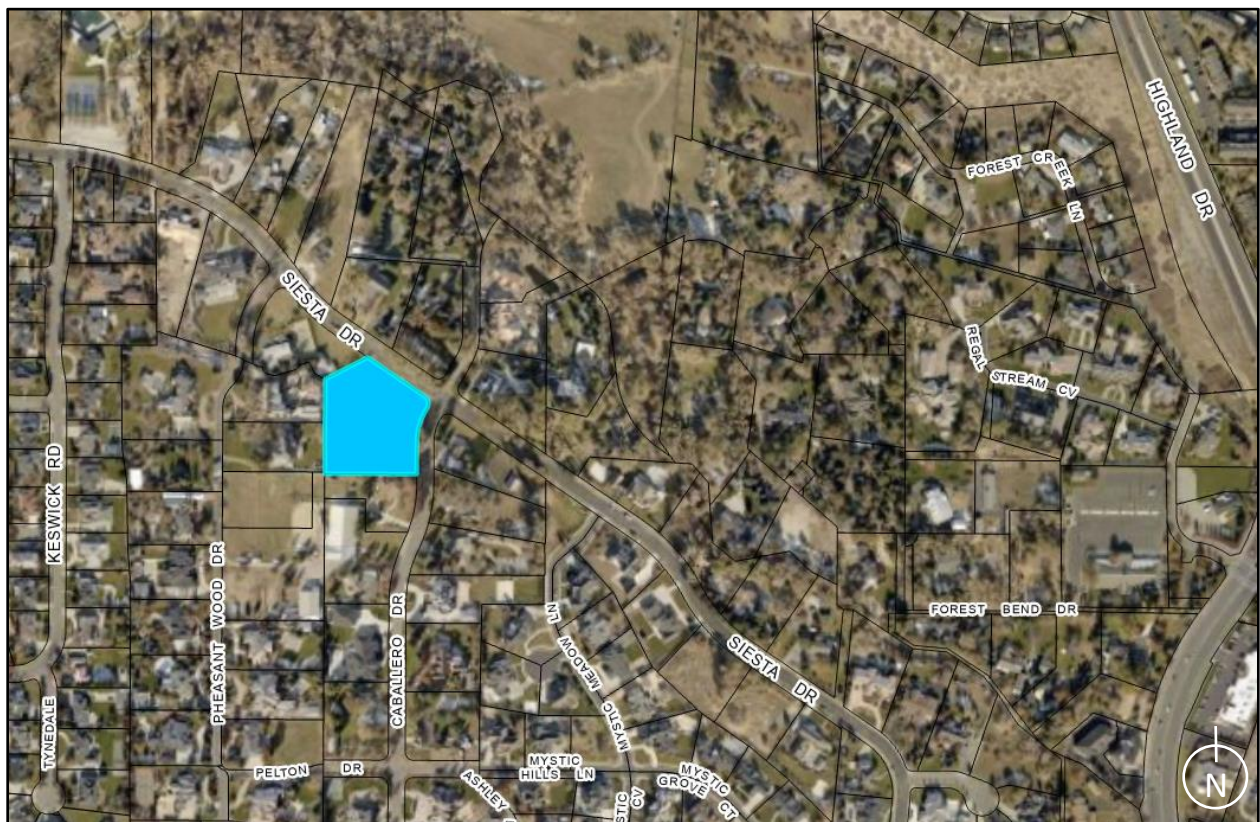
Councilmember Douglas Petersen



COUNCIL DISTRICT 1

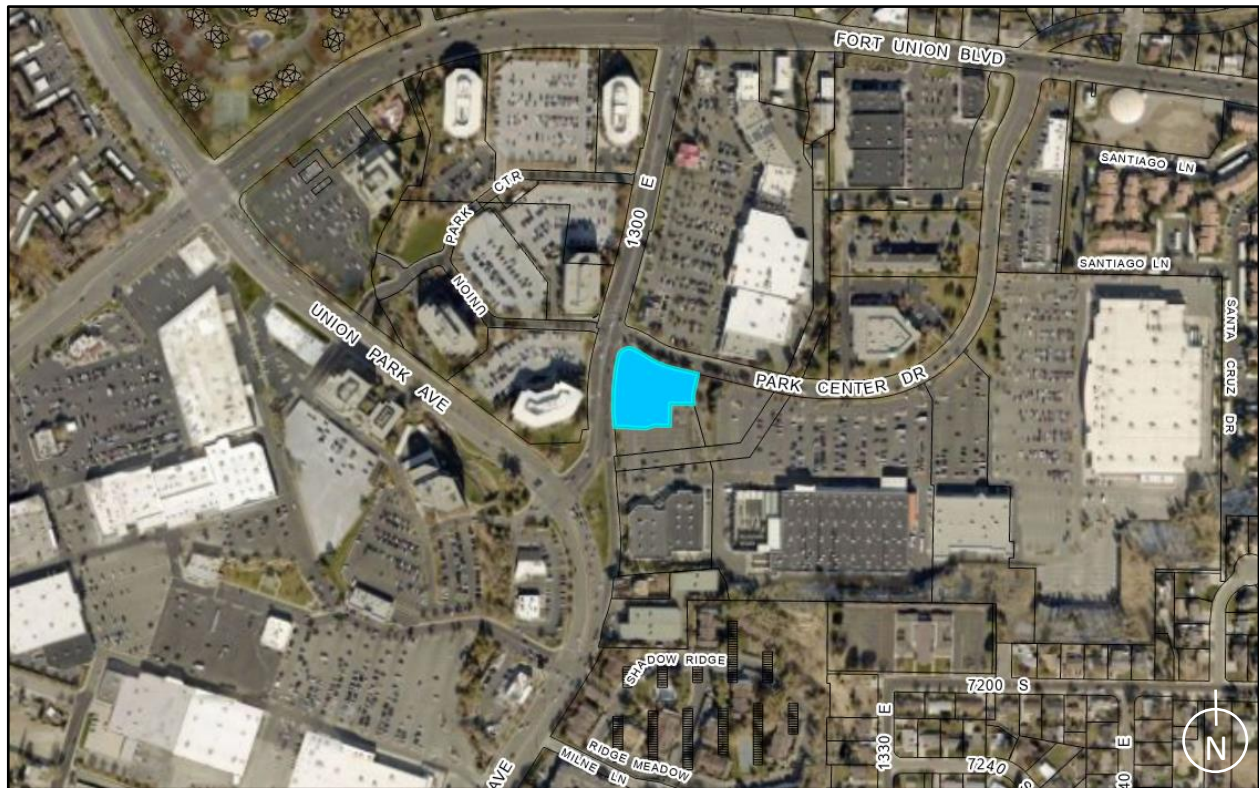
NEW PROJECT

File: LOT-21-001	Project Name: Smith Lot Consolidation
Address: 1780 E. Siesta Dr.	Applicant: Robert Smith
Type of Application: Lot Consolidation	Project Zoning: Rural Residential (RR-1-43)
Next Meeting: Planning Commission – January 19, 2022	Staff Contact: Andy Hulka
Status: This application to combine two lots within the same subdivision was received by staff on December 17, 2021. The request will be reviewed by the Planning Commission on January 19, 2022.	



COUNCIL DISTRICT 1
NEW PROJECT

File: SPL-21-007	Project Name: Chase ATM Site Plan Review
Address: 7045 S. 1300 E.	Applicant: Shammi Singh – APMI Inc.
Type of Application: Site Plan Review	Project Zoning: Regional Commercial (CR) with Gateway Overlay Zone
Next Meeting: Architectural Review Commission – January 27, 2022	Staff Contact: Samantha DeSeelhorst
Status: This request for approval of a drive-thru ATM within the parking lot of the existing Chase Bank will be reviewed by the Architectural Review Commission during their January 27, 2022 meeting, as the project falls within the city's Gateway Overlay Zone.	

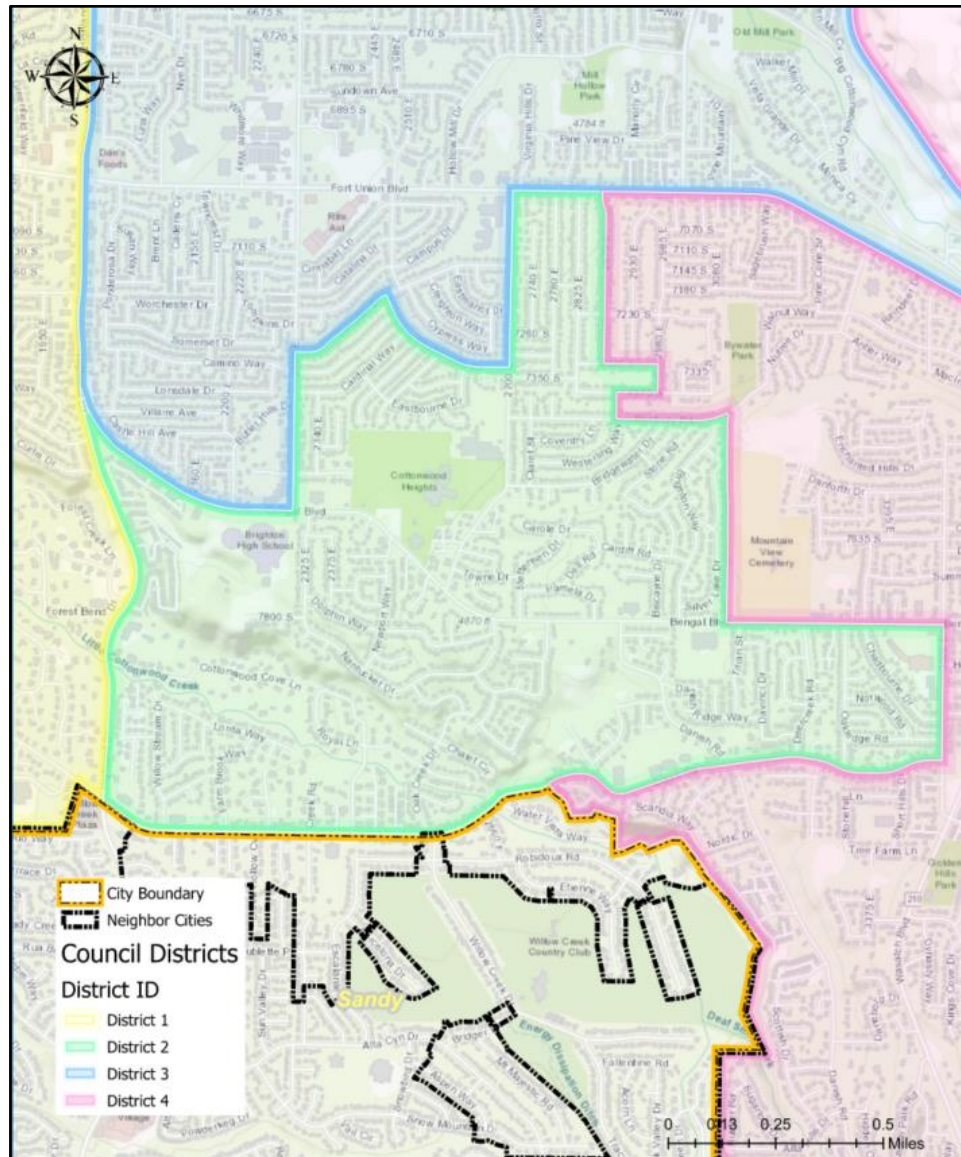


District 1

No Significant Building Permits Issued in December

District Two

Councilmember Scott Bracken



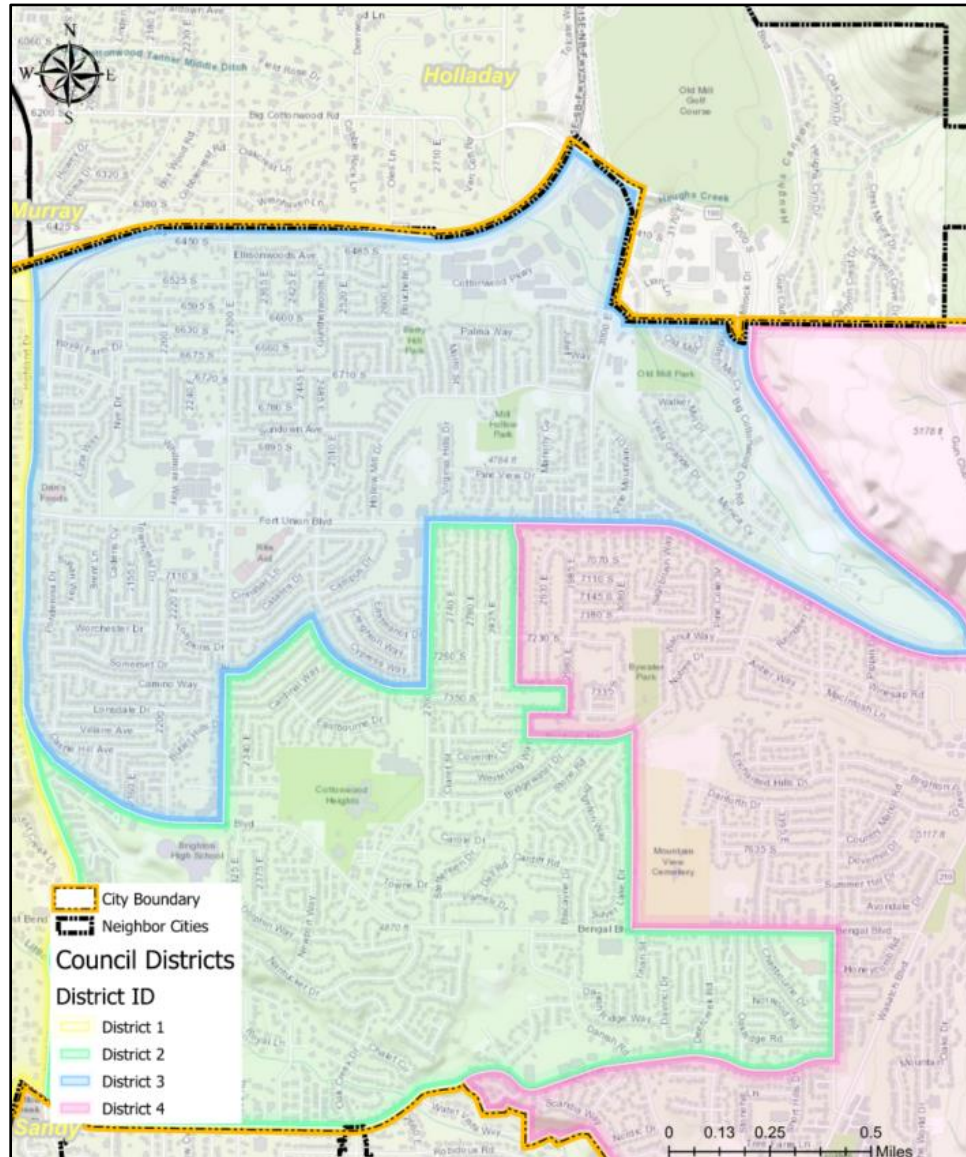
District 2

No Land Use Applications Submitted in December

No Significant Building Permits Issued in December

District Three

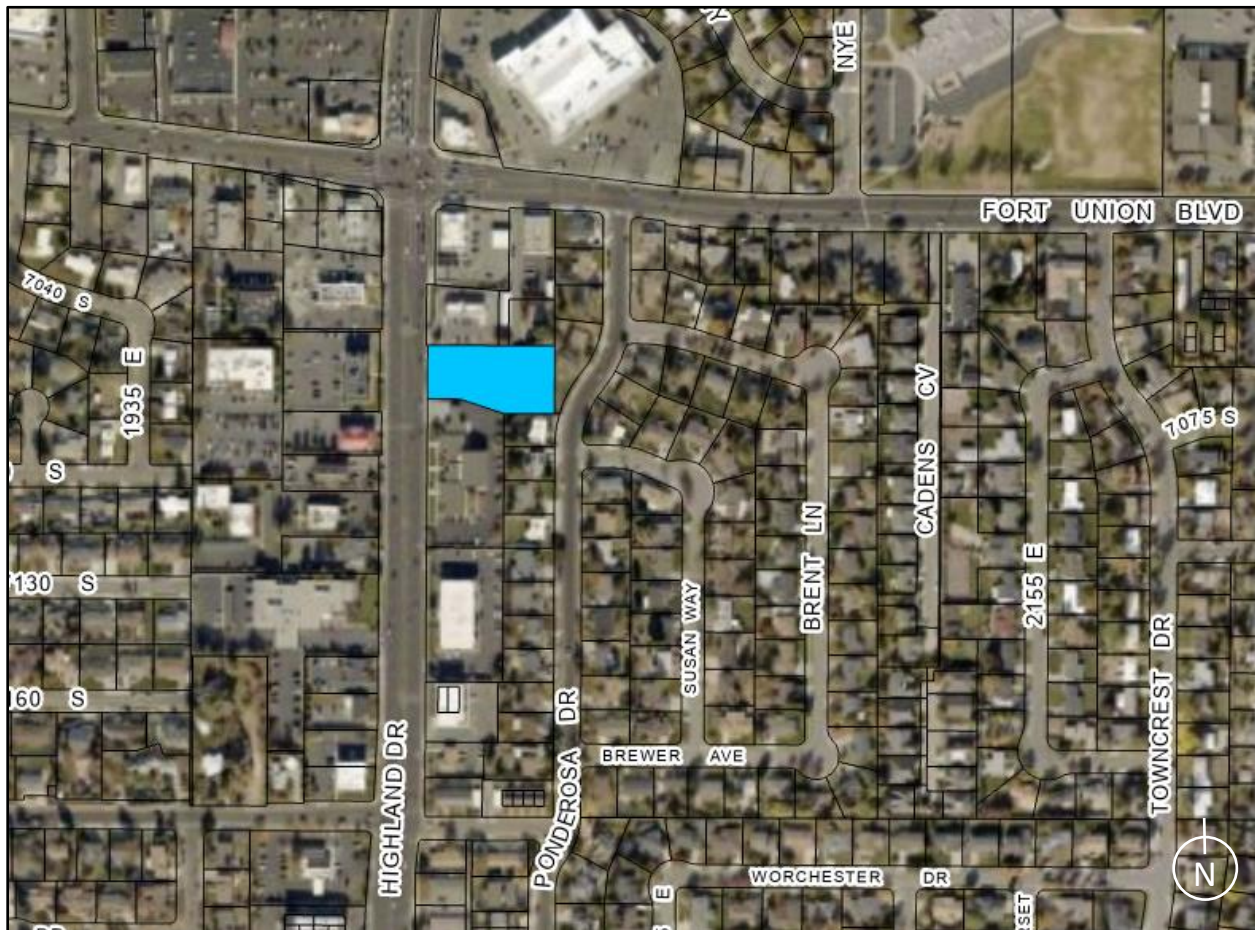
Councilmember Shawn Newell



COUNCIL DISTRICT 3

NEW PROJECT

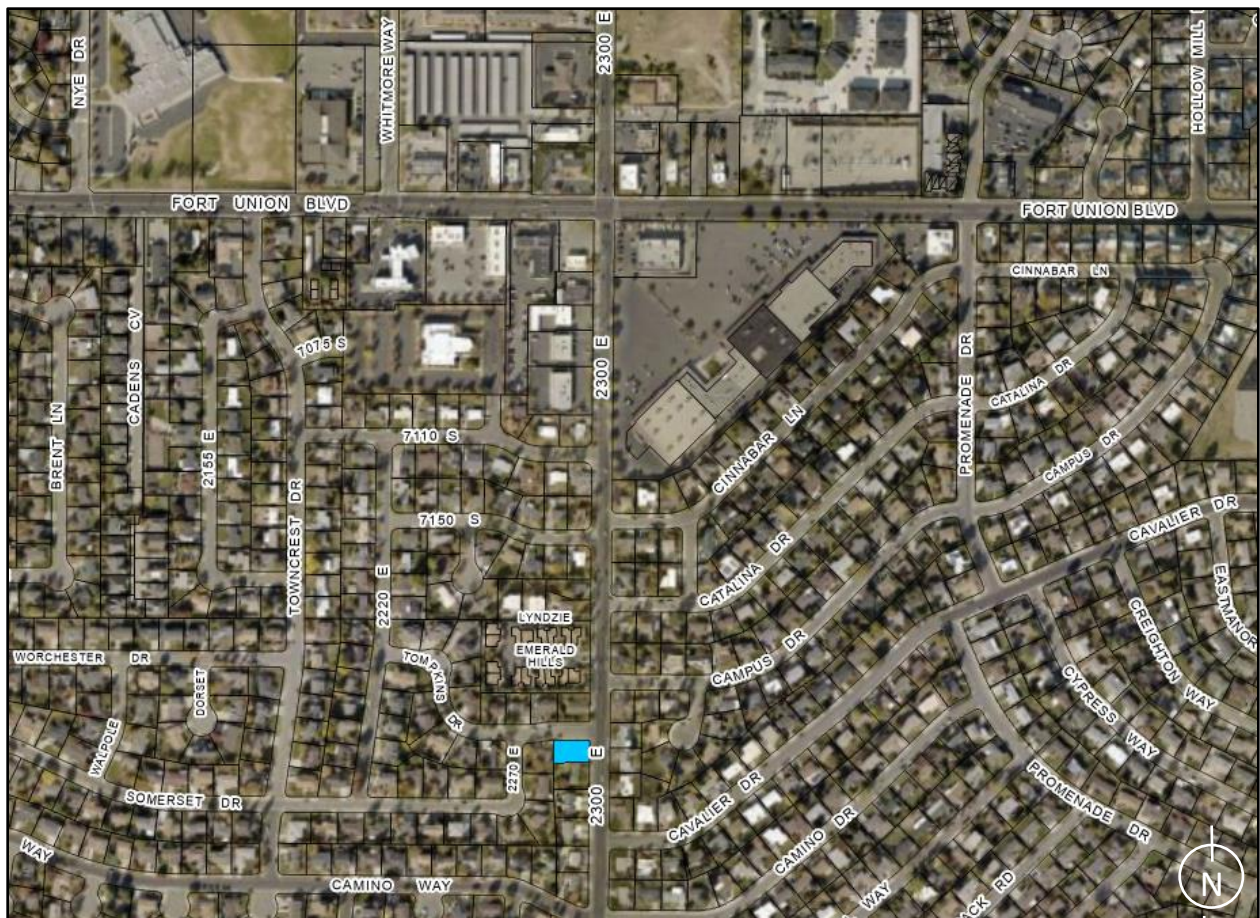
File: SPL-21-008	Project Name: Cell Tower Expansion
Address: 7069 S. Highland Dr.	Applicant: T-Mobile
Type of Application: Site Plan Review	Project Zoning: Regional Commercial (CR) with Gateway Overlay Zone
Next Meeting: Architectural Review Commission – January 27, 2022	Staff Contact: Andy Hulka
Status: This application to upgrade the equipment on an existing cell tower at 7069 S. Highland Dr. is a significant exterior alteration in the Gateway Overlay District, requiring review and approval by the Architectural Review Commission. The request has been scheduled for consideration during the January 27, 2022 ARC Meeting.	



COUNCIL DISTRICT 3

PROJECT UPDATE

File: SUB-21-005	Project Name: The View at Cottonwood
Address: 7274 S. 2300 E.	Applicant: Michael Lobb
Type of Application: Minor Subdivision	Project Zoning: Residential Multifamily (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Samantha DeSeelhorst
Status: This minor subdivision constitutes a request to divide a proposed two-family dwelling into two separate parcels, in order to allow separate ownership of each unit. Corrections from the first staff review have been sent to the applicant, and the project is pending resubmittal.	

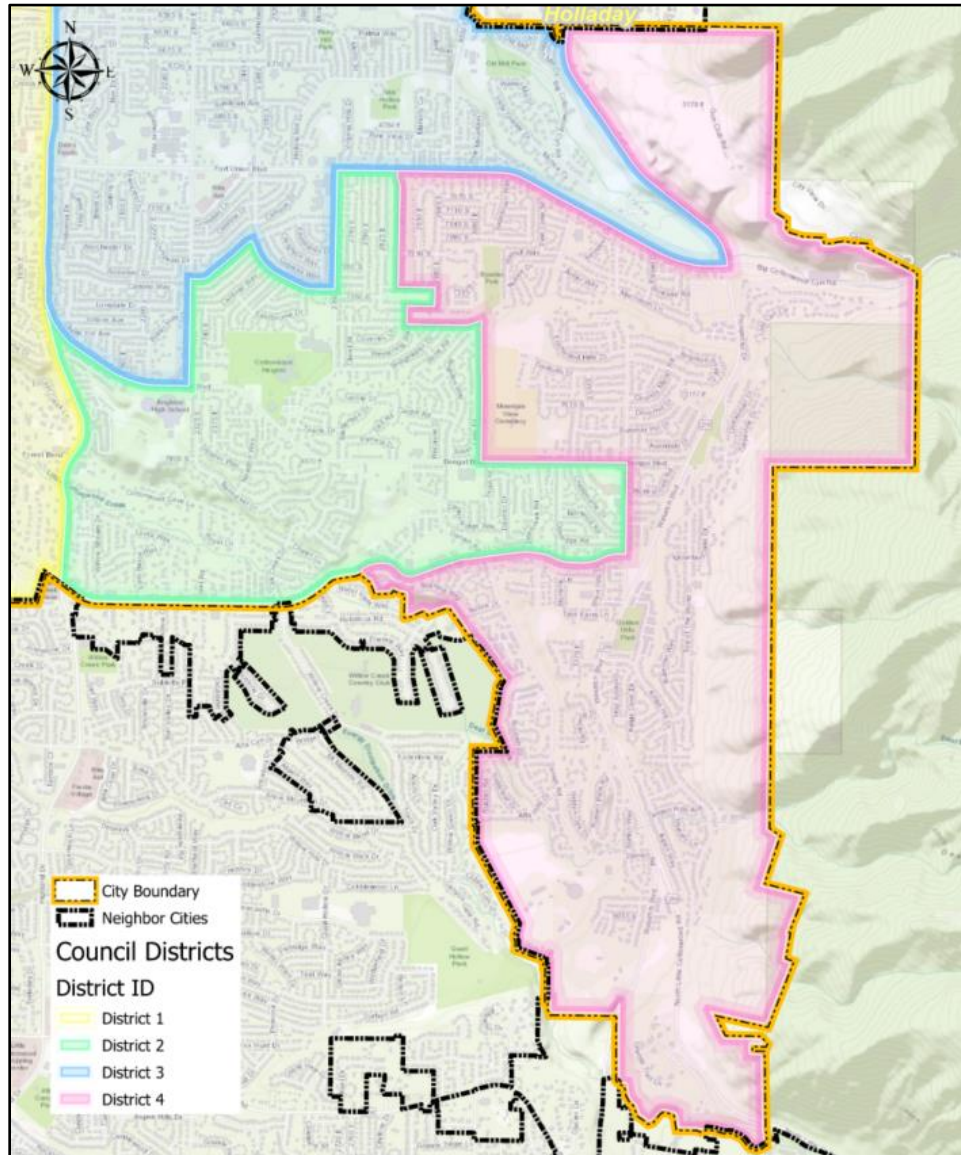


District 3

No Significant Building Permits Issued in December

District Four

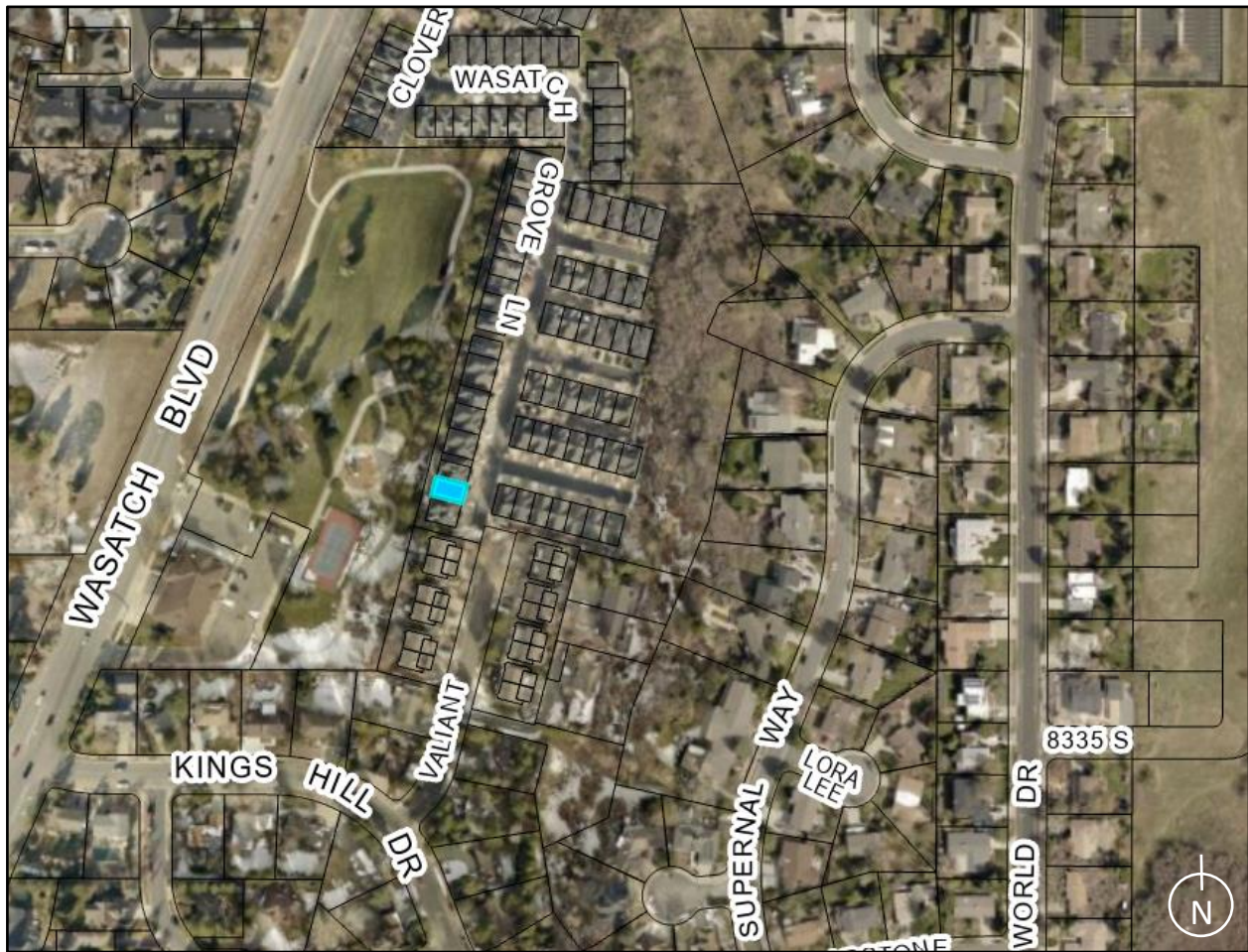
Councilmember Ellen Birrell



COUNCIL DISTRICT 4

NEW PROJECT

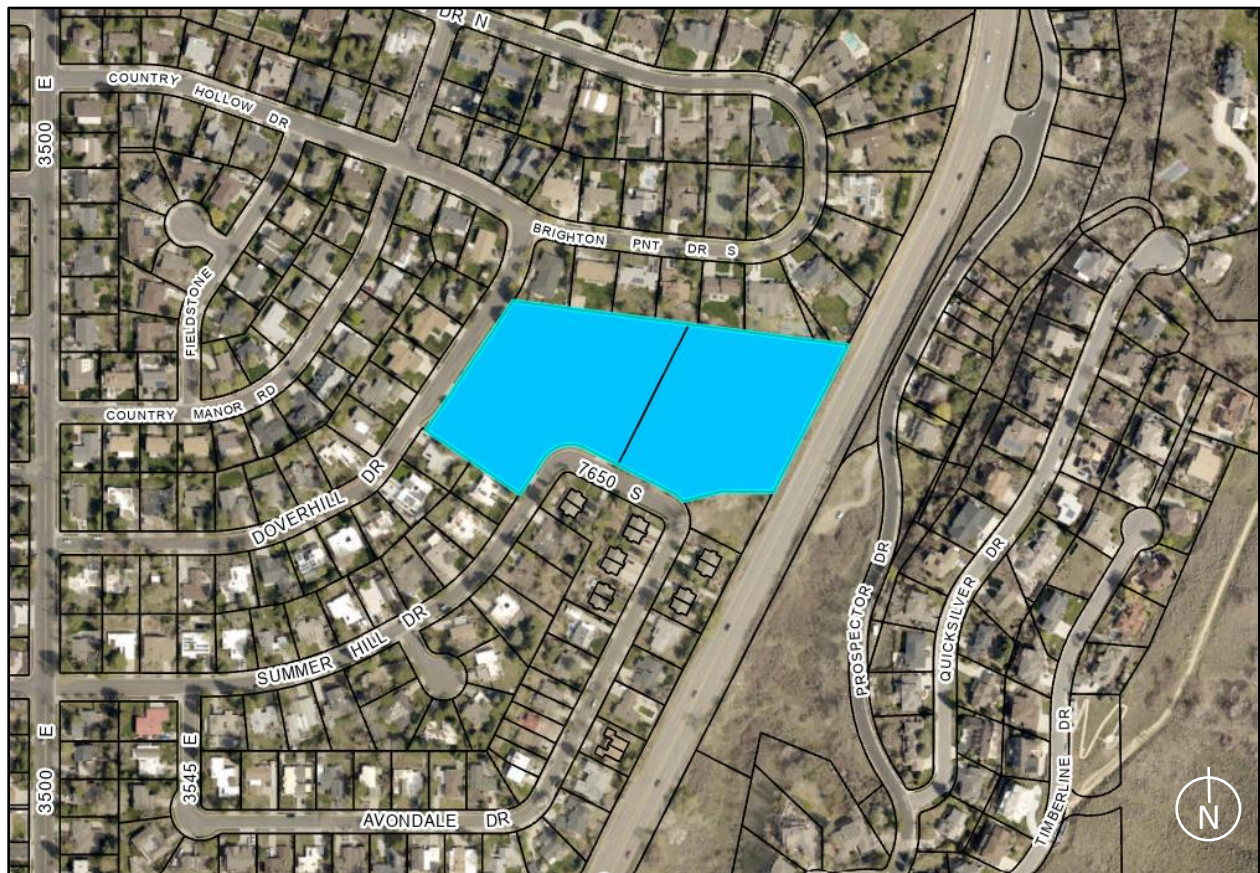
File: CUP-21-021	Project Name: Short-Term Rental - Paras
Address: 8280 S. Wasatch Grove Ln.	Applicant: Tara Paras
Type of Application: Conditional Use Permit	Project Zoning: Residential Multi-Family (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh
Status: This application for conditional use approval of a short-term rental within the Oaks at Wasatch PUD was approved during an Administrative Hearing on January 5, 2022. The applicant must coordinate to obtain a business license with the city prior to beginning operations.	



COUNCIL DISTRICT 4

PROJECT UPDATE

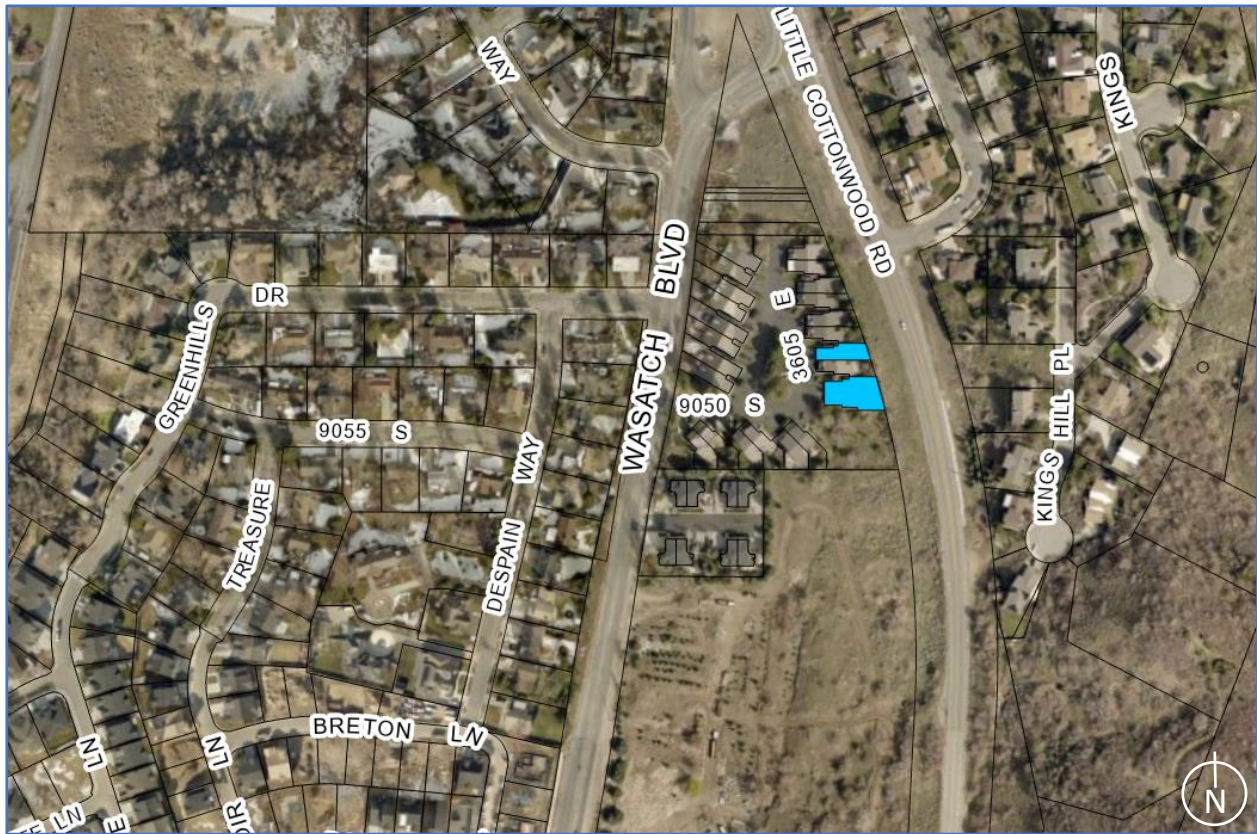
File: SUB-21-007	Project Name: Doverhill Subdivision
Address: 3625 E. Doverhill Dr.	Applicant: Ivory Homes
Type of Application: Planned Unit Development	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Planning Commission – January 19, 2022	Staff Contact: Mike Johnson
Status: This application constitutes a request for a planned unit development (PUD) across six acres of property, including 17 single-family lots and a four-acre public open space to be owned and maintained by the city. During their January 5, 2022 meeting, the Planning Commission continued this item to allow the applicant additional time to address questions about the project.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: CUP-21-017, CUP-21-018, CUP-21-019	Project Name: Lunt Short-Term Rentals (3)
Address: 9035 S., 9041 S., 9043 S. 3605 E.	Applicant: Jeffrey Lunt
Type of Application: Short-Term Rentals	Project Zoning: Residential Multi-Family (R-2-8)
Next Meeting: Not Applicable	Staff Contact: Maverick Yeh
Status: These applications for three short-term rentals within the Canyon Place development were approved during an Administrative Hearing held on December 15, 2021.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: AHO-21-003	Project Name: Kerchner Addition
Address: 7326 S. Prospector Dr.	Applicant: James and Jan Kerchner
Type of Application: Expansion of a Nonconforming Structure	Project Zoning: Public Facilities (PF)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application constitutes a request to construct an addition to an existing single-family home within the Public Facilities Zone. The home is considered a legal nonconforming structure, as the zone does not allow residential uses but the home was constructed in 1978, prior to city incorporation. The request was approved by the Appeals Hearing Officer during a meeting held on December 16, 2021.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: LLA-21-003	Project Name: Valentiner Lot Line Adjustment
Address: 4106 E. Prospector Dr.	Applicant: Niels Valentiner
Type of Application: Lot Line Adjustment	Project Zoning: Residential Single-Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application is a request to adjust a lot line between two parcels under single ownership as part of a building permit project to construct a detached structure. The lot line adjustment has been approved by staff, and has been recorded at the County level.	



COUNCIL DISTRICT 4

NEW PROJECT

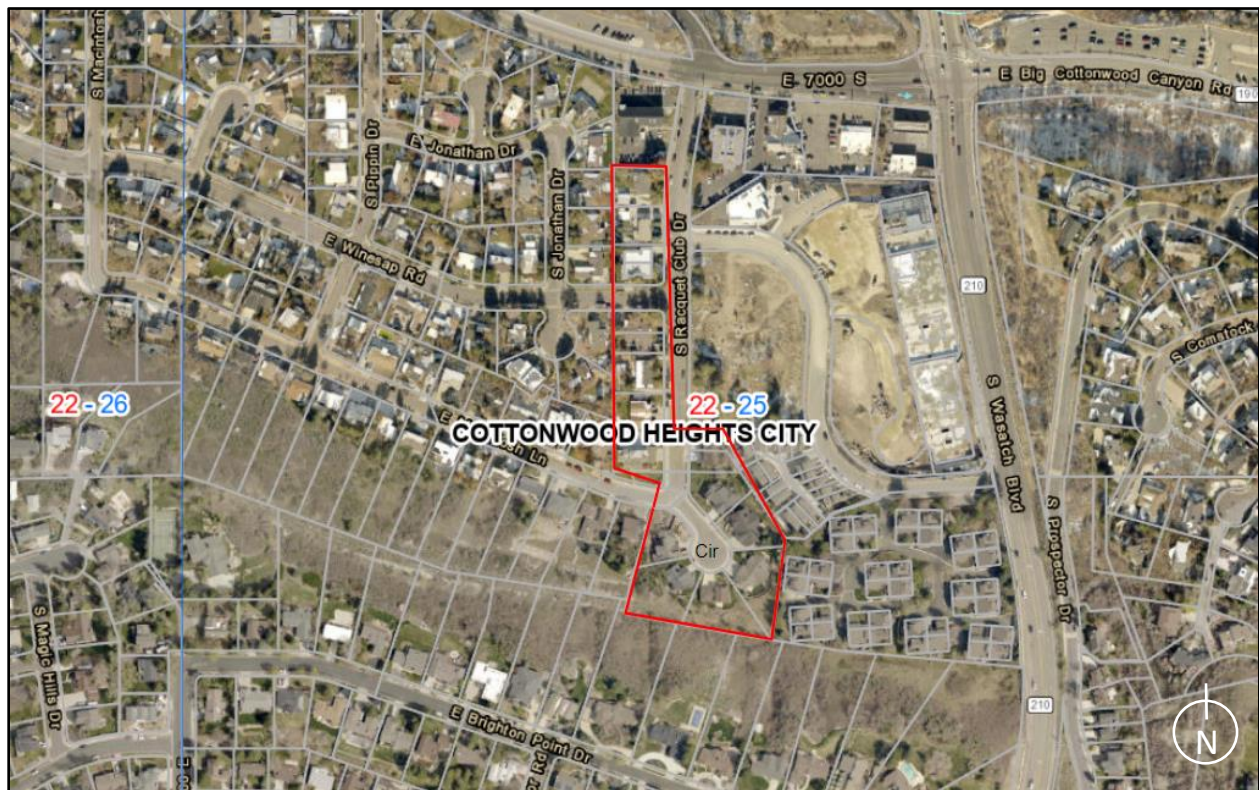
File: PPP-21-001	Project Name: Canyon Centre Permit Parking
Address: Canyon Centre Pkwy.	Applicant: Brad McCleery
Type of Application: Permit Parking Program	Project Zoning: Mixed Use (MU)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This application to implement a permit parking program along Canyon Centre Pkwy. was approved by the City Council during their December 14, 2021 meeting. Households within this newly created permit area will be eligible to obtain parking permits through the Community and Economic Development Department.	



COUNCIL DISTRICT 4

PROJECT UPDATE

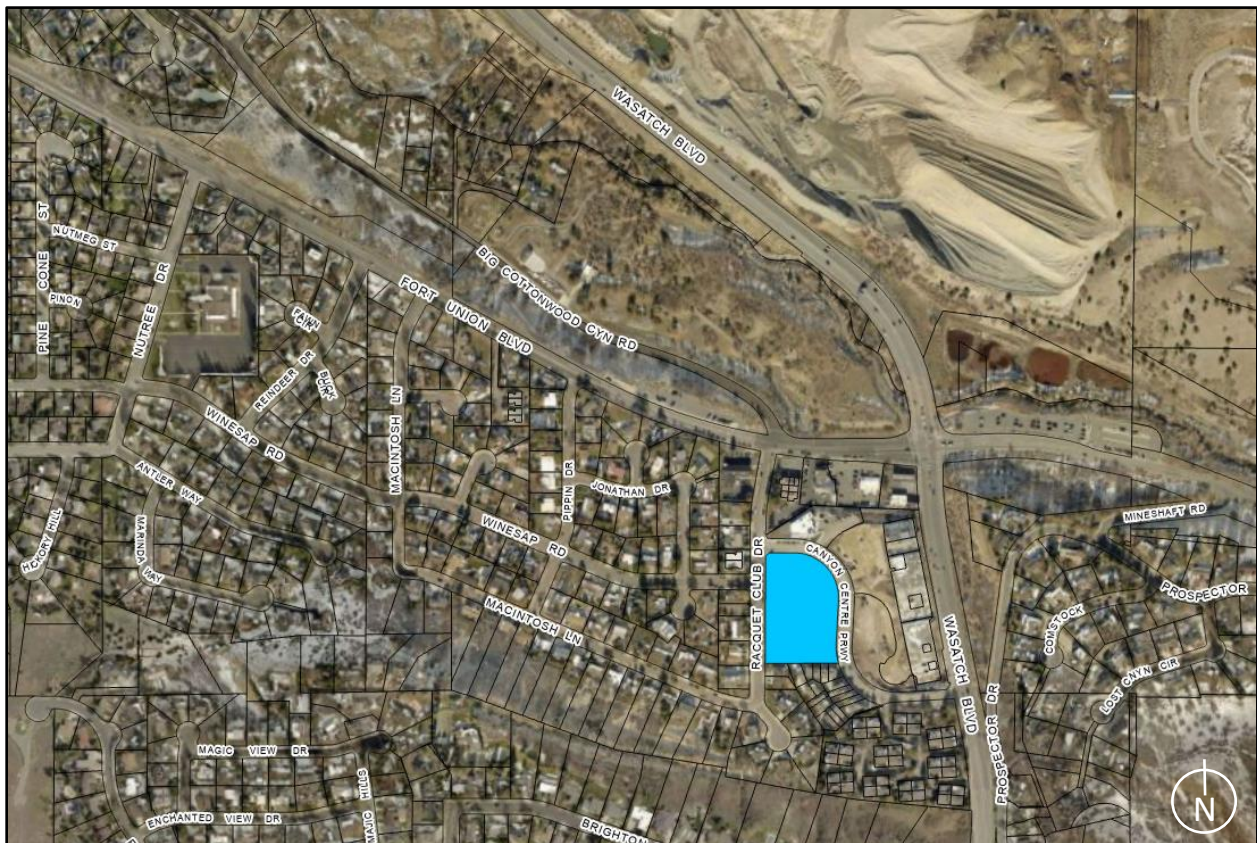
File: PPP-21-002	Project Name: Racquet Club Permit Parking
Address: Racquet Club Cir.	Applicant: Jeff Chatelain
Type of Application: Permit Parking Program	Project Zoning: Residential Single Family (R-1-8)
Next Meeting: City Council – To be Determined	Staff Contact: Mike Johnson
Status: This revised proposal to create a permit parking program along Racquet Club Cir. and Racquet Club Dr. was reviewed by the City Council during a public hearing on January 4, 2022. Final action on this project must be taken by the City Council within 30 days, so the project will be scheduled for an upcoming City Council meeting.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: AHO-21-002	Project Name: Canyon Centre Apartments Modification Appeal
Address: 7358 S. Canyon Centre Pkwy.	Applicant: Mark Mabey
Type of Application: Appeal	Project Zoning: Mixed Use (MU)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: During a public meeting held on December 16, 2021, the Appeals Hearing Officer issued a record of decision to overturn the Planning Commission's denial of a conditional use permit, thereby approving the conditional use request to add additional units to the Canyon Centre Apartments project.	



COUNCIL DISTRICT 4

PROJECT UPDATE

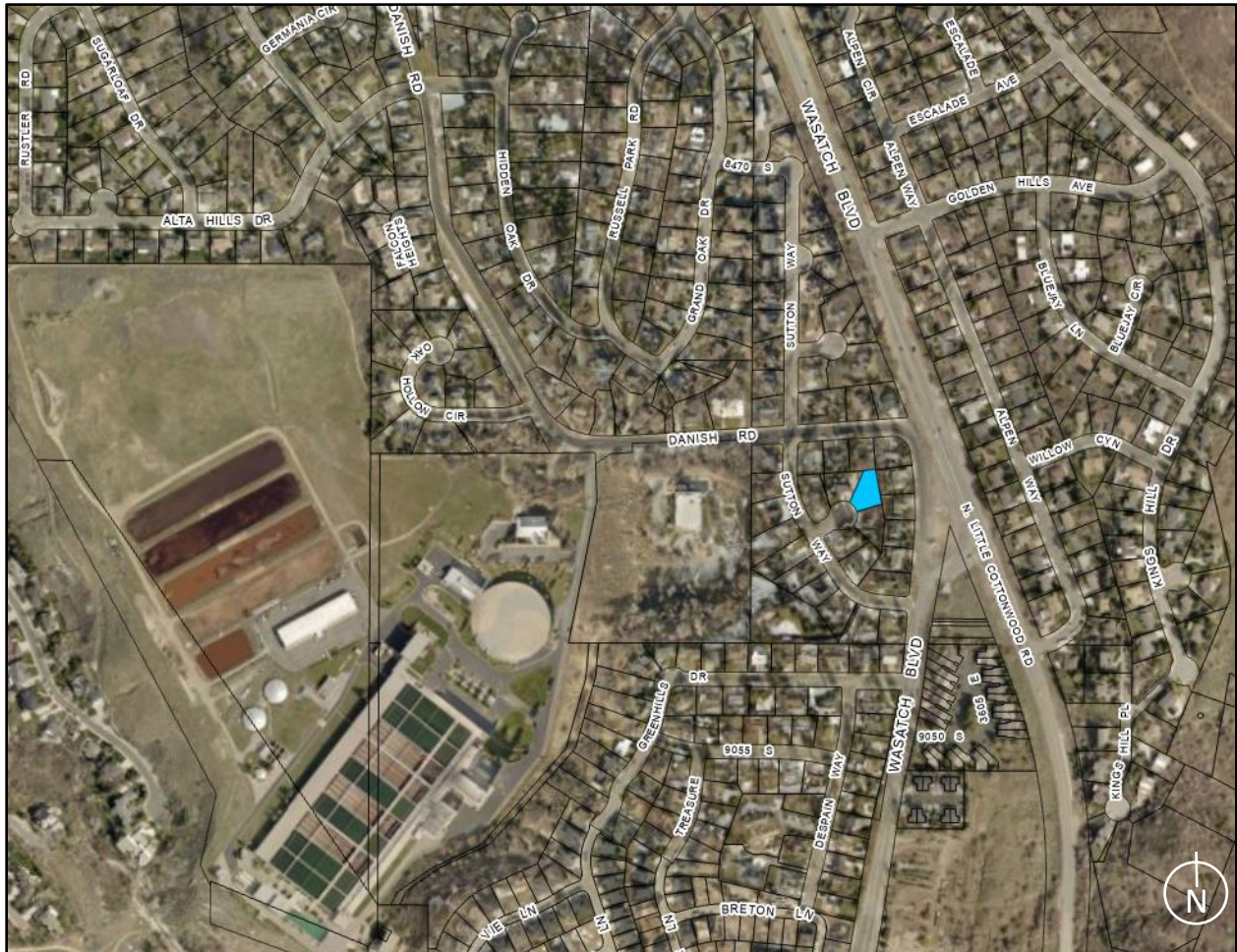
File: SUB-21-004	Project Name: Wasatch Gravel Pit Subdivision
Address: 6695 S. Wasatch Blvd.	Applicant: Rockworth
Type of Application: Minor Subdivision	Project Zoning: PDD-2 (Gravel Pit)
Next Meeting: Not Applicable	Staff Contact: Mike Johnson
Status: This subdivision application is part of the Wasatch Gravel Pit development, which was approved by the City Council earlier this year. Prior to applying for building permits for the structures, the applicant is proposing to split the property into seven lots. As a subdivision with fewer than ten lots, this application will be processed at the staff level. The first staff review was sent in October, and the project is now pending resubmittal.	



COUNCIL DISTRICT 4

PROJECT UPDATE

File: LLA-21-002	Project Name: Almicon Lot Line Adjustment
Address: 3555 E. Sutton Ct.	Applicant: Carlos Martin Almicon
Type of Application: Lot Line Adjustment	Project Zoning: Residential Single Family (R-1-8)
Next Meeting: Not Applicable	Staff Contact: Andy Hulka
Status: This application for a lot line adjustment at 3555 E. Sutton Ct. is part of a backyard landscaping project in which the applicant requires additional yard space to fit proposed pool and deck improvements. The application has gone through initial staff review, and is currently pending resubmittal by the applicant.	



District 4

Significant Building Permits

Permit #	Description of Work/Project Name	Permit Type Summary	Parcel Address	Council District
BP.21.0802	Giverny Lot 324	New SFD	3413 E. Monet Ln.	4
BP.21.0781	Giverny Lot 320	New SFD	3373 E. Monet Ln.	4

CITY-WIDE PROJECTS

NEW PROJECT

Project: Water Conservation Ordinance

Address: City-wide

Type of Application: Ordinance Update

Staff Contact: Samantha DeSeelhorst

This City-initiated ordinance is being proposed in response to requirements from Central Utah Water Conservancy District (CUWCD). CUWCD is the administering agency for the Flip Your Strip and LocalScapes rewards programs which were opened to Cottonwood Heights residents for the first time in Summer 2021 after years of interest by community members. For continued eligibility in these incentives, cities are required to implement water conservation standards by July 2022. Staff will introduce this ordinance update to the Planning Commission during their January 19, 2022 meeting.

PROJECT UPDATE

Project: Sensitive Lands Evaluation and Development (SLEDs) Ordinance

Address: City-wide

Type of Application: Ordinance Update

Staff Contact: Andy Hulka

This City-initiated update to the Sensitive Lands Evaluation and Development (SLEDs) ordinance is meant to incorporate the most current local hazard data, as well as to clarify development and enforcement protocols. This project has been ongoing throughout 2021, and an update on the latest efforts will be shared with the Planning Commission during their January 19, 2022 meeting.

PROJECT UPDATE

Project: Mid Valley Active Transportation Plan

Address: Regional

Type of Application: Master Plan Adoption

Staff Contact: Andy Hulka

This regional plan, coordinated by Wasatch Front Regional Council, envisions an enhanced active transportation network interconnected through Cottonwood Heights, Holladay, Millcreek, Murray, Midvale, and Taylorsville. The plan received a positive recommendation from the Planning Commission on January 5, 2022 and will be scheduled for City Council review in an upcoming Council meeting.

PROJECT UPDATE

Project: General Plan Update

Address: City-wide

Type of Application: General Plan Amendment

Staff Contact: Mike Johnson

Staff has offered office hours to receive feedback from community members, and continues encourage input through engagement with the project website (www.cottonwoodheightstomorrow.org), as well as recent social media posts. During November 2021, staff reviewed a draft outline of the plan from project consultants and provided feedback to be incorporated in the next iteration.

ECONOMIC DEVELOPMENT UPDATE

PROJECT UPDATE

Project Location: City-Wide

Staff Contact: Mike Johnson & Sherrie Martell

December 2021

- December 1: Meeting with Wasatch Business Series Committee
- December 7: Meeting with Salt Lake County Economic Development
- December 8: EDCUtah DRC Training on Partnerships
- December 10: Sub for Santa Wrapping Social
- December 10-17: Sub for Santa Deliveries
- December 16: CHBA New Business Luncheon
- December 16: Ribbon Cutting for Elevation Wellness Center
- December 17: Sub for Santa Deliveries 4 families – Dec 17
- December 29: Meeting with CHBA business VIA Consulting and Naylor Wentworth Lund Architects
- Continued Love Your Locals featuring Wild Sage Acupuncture